

51-73

3626

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that JEFFREY C. PETERS AND JULIE A. PETERS, of 14 GLEN AVENUE, WATERVILLE, Maine 04901, in the County of KENNEBEC and State of Maine,

017831

being married, for consideration paid, grant to

DOMINIC J. DECHAIINE and DEBBIE LEE DECHAIINE, his wife, as joint tenants,

of Waterville, in the County of Kennebec and State of Maine, whose mailing address is 14 Glen Avenue, Waterville, ME 04901

TRANSFER
TAX
PAID

with warranty covenants, the land in CITY OF WATERVILLE, in the County of KENNEBEC and State of Maine, described as follows, viz:

AS MORE PARTICULARLY DESCRIBED IN THE SCHEDULE A
ATTACHED HERETO AND MADE A PART HEREOF

BEING and intended to be the same premises conveyed to the party of the first part by deed dated August 27, 1985 and recorded in the KENNEBEC County Registry of Deeds on September 5, 1985 as Book 2850 at Page 229.

WITNESS my/our hand(s) and seal(s) this 10th day of the month of June

_____, 1992.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Richard H. Smith
Witness

Carolyn J. Smith
Witness

Jeffrey C. Peters
Julie A. Peters
JEFFREY C. PETERS
JULIE A. PETERS

STATE OF Maine)
COUNTY OF Kennebec) ss.

At, Town/City of Waterville in Kennebec County and said Maine (State), this 10th day of June, 1992 personally appeared JEFFREY C. PETERS AND JULIE A. PETERS and they acknowledged this instrument by them sealed and subscribed to be their free act and deed.

Before me,

Debra L. Poulin
Attorney at Law Commission expires 9/16/94

SEAL

Printed name: DEBRA L. Poulin

The land in THE CITY OF WATERTVILLE, in the County of KENNEBEC and State of Maine, described as follows, viz:

Beginning at a point in the southerly line of Glen Avenue in said Waterville, which point is located 100 feet westerly of the intersection of the said southerly line of Glen Avenue and the westerly line of Merrill Street; thence southerly at right angles with the said Glen Avenue a distance of 100 feet to the northwesterly corner of land of Cyril Joly; thence westerly in a line parallel with the said Glen Avenue a distance of 100 feet; thence northerly at right angles with the said Glen Avenue a distance of 100 feet to the said southerly line of Glen Avenue; thence easterly in the said southerly line of Glen Avenue a distance of 100 feet to the point of beginning; meaning and intending to describe and define the bounds of lot 43 as shown on a plan of Mayflower Realty Company land, said plan recorded in the Kennebec County Registry of Deeds, Plan Book 178, Page 187.

This conveyance is made and taken by grantees with the restrictions and limitations herein enumerated, for themselves, their heirs and assigns, for the benefit of the grantors, their successors or assigns, and for the benefit of the other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage, erected on this lot, except for steps approaching thereto, shall be located at least 25 feet from the lot boundary on any street and at least 15 feet from any other boundary of this lot; that any dwelling erected thereon shall not have space or tenancies or apartments for more than one family, and shall cost no less than \$12,000 as of this day's value; that at no time shall any building or structure of any kind except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or commercial building or structure be erected thereon, nor the land nor any house or structure thereon be used for any mercantile or commercial purpose.

FOR ORIGINAL AT TIME OF RECORDING

RECEIVED KENNEBEC SS.

1992 JUL -7 AM 9:00

ATTEST: *Norma R. Adams*
REGISTER OF DEEDS